

**WICHITA-SEDGWICK COUNTY**  
**METROPOLITAN AREA PLANNING COMMISSION AGENDA**  
**JUNE 7, 2007**

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **THURSDAY, JUNE 7, 2007**, in the **City of Wichita Human Resources Training Room, City Hall- 10<sup>th</sup> Floor, 455 N. Main Street**, Wichita, Kansas beginning, at **9:30 A.M.** If you have any questions regarding the meeting or items on this agenda, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at 316.268.4421.

1. Approval of the May 17, 2007 MAPC minutes.
- 1A. **Center City South Redevelopment District, Exchange Place Project Plan.** Presented by Allen Bell.

❖ Items # 2-1 and 2-5 may be taken in one motion unless there are questions or comments.

2. Consideration of Subdivision Committee recommendations from the meeting of May 24, 2007. Bob Aldrich, Don Anderson, Don Sherman and G. Nelson Van Fleet were present. Bill Johnson, Michael Gisick, and M.S. Mitchell were not present. Copies of their recommendations have been furnished to the Planning Commission.  
Agenda Item 2-1 (SUB2007-50) Approved, vote (4-0); Agenda Item 2-2 (SUB2007-45) Approved, vote (4-0); Agenda Item 2-3 (SUB2007-47) Approved, vote (4-0); 2-4 (SUB2007-49), Approved, vote (4-0); 2-5 (SUB2007-17), Approved (4-0); 3-1 (VAC2007-15) Approved, vote (4-0).
- 2-1. **SUB 2007-50: One-Step Final Plat -- OAK CREEK 4<sup>TH</sup> ADDITION,** located south of 21<sup>st</sup> Street north and on the west side of Greenwich Road.

*Engineer: PEC, P.A.*  
*Acreage: 8.6*  
*Total Lots: 5*

- 2-2. **SUB 2007-45: One-Step Final Plat -- NORTHEAST BASEBALL COMPLEX ADDITION,** located on the north side of 29<sup>th</sup> Street North and the west side of Greenwich Road.

*Engineer: MKEC Engineering Consultants, Inc.*  
*Acreage: 58.42*  
*Total Lots: 1*

- 2-3. **SUB 2007-47: One-Step Final Plat -- EASY CREDIT AUTO SALES ADDITION,** located north of 47<sup>th</sup> Street South and on the east side of Broadway.

*Engineer: Baughman Company, P.A.*  
*Acreage: 1.83*  
*Total Lots: 1*

- 2-4. **SUB 2007-49: One-Step Final Plat -- PRAIRIE POND PLAZA 2<sup>ND</sup> ADDITION**, located on the northeast corner of 143<sup>rd</sup> Street East and Kellogg.

*Engineer: Baughman Company, P.A.  
Acreage: 16.92  
Total Lots: 7*

- 2-5. **SUB 2007-17: One-Step Final Plat – SAVINA 5<sup>TH</sup> ADDITION**, modification of Off-Street Parking Requirement.

❖ **PUBLIC HEARINGS – VACATION ITEMS**

**ADVERTISED TO BE HEARD NO EARLIER THAN 9:30 A.M.**

**Items #3-1 may be taken in one motion, unless there are questions or comments.**

***Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10<sup>th</sup> Floor, City Hall, 455 N. Main Street, Wichita, Kansas***

- 3-1. **VAC 2007-15: Request to vacate a portion of platted complete access control**, generally located southwest of Grove Avenue and 25th Street North.

❖ **PUBLIC HEARINGS**

**ADVERTISED TO BE HEARD NO EARLIER THAN 9:30 A.M.**

4. Case No.: ZON2007-16  
Request: City zone change from “SF-5” Single-family Residential to “LC” Limited Commercial.  
General Location: West of Arkansas Avenue on the northwest corner of 21st Street North and Salina Street.  
Presenting Planner: Bill Longnecker
5. Case No.: ZON2007-17  
Request: City zone change from “SF-5” Single-family Residential to “LC” Limited Commercial.  
General Location: 1/4 mile north of 21st Street North on the east side of Greenwich Road (2400 North Greenwich Road).  
Presenting Planner: Jess McNeely
6. Case No.: ZON2007-19  
Request: County zone change from “SF-20” Single-family Residential to “IP” Industrial Park.  
General Location: 800 feet east of Rock Road approximately 1/2 mile south of 31st Street South.  
Presenting Planner: Donna Goltry
7. Case No.: ZON2007-20  
Request: City zone change from “SF-5” Single-family Residential to “LC” Limited Commercial of a narrow strip of property for screening wall, and reduction of compatibility setbacks.  
  
General Location: 250 feet north of Kellogg Drive midway between Heather Street and Bonnie

- Presenting Planner: Brae Street (8225, 8233, 8301, 8307 Peach Tree Lane and 8300 East Kellogg).  
Dale Miller
8. Case No.: ZON2007-21  
Request: City zone change from “B” Multi-family Residential to “U” University.  
General Location: West of K-42 and southeast of McCormick and Sheridan Avenues.  
Presenting Planner: Bill Longnecker
9. Case No.: ZON2007-22  
Request: County zone change from “RR” Rural Residential to “MF-18” Multi-family Residential.  
General Location: On the northwest corner of 99th Street East and 71st Street South (7114 South 99th Street East).  
Presenting Planner: Jess McNeely
10. Case No.: CON2007-13  
Request: City Conditional Use for a group residence, limited, on property zoned "SF-5" Single-family Residential.  
General Location: Midway between 13th and 17th Streets North and Hillside and Oliver Avenues and southeast of Gentry and 16th Streets North.  
Presenting Planner: Bill Longnecker
11. Case No.: CON2007-16  
Request: City conditional use for ancillary parking on property zoned “TF-3” Two-family Residential.  
General Location: 500 feet north of Maple Street on the east side of Colorado Street (212 South Colorado).  
Presenting Planner: Derrick Slocum
12. Case No.: CON2007-17  
Request: City conditional use for a nightclub located within 200 feet of residential zoning on property zoned “LC” Limited Commercial.  
General Location: 900 feet south of I-235 on the west side of Seneca Street (3835 South Seneca Street).  
Presenting Planner: Jess McNeely
13. Case No.: CON2007-18  
Request: City conditional use for ancillary parking on property zoned “GC” General Commercial within the D-O Delano Overlay District.  
General Location: 150 feet north of Douglas and 80 east of Vine Street (110 North Vine St.).  
Presenting Planner: Derrick Slocum
14. Case No.: CON2007-19  
Request: County conditional use for an accessory apartment on property zoned “RR” Rural Residential.  
General Location: On the west side of Hillside 900 feet south of 77th Street North (7621 North Hillside).  
Presenting Planner: Derrick Slocum
15. Case No.: CON2007-20

Request: City conditional use for neighborhood swimming pool on property zoned "SF-5" Single-family Residential.  
General Location: On the south side of Willowbrook Street 1/4 mile west of 159th Street East and 800 feet north of Kellogg Drive.  
Presenting Planner: Dale Miller

16. Case No.: CUP2007-19  
Request: DP-260 Amendment #2 to add personal improvement service on property zoned "GO" General Office.  
General Location: Approximately 600 feet west of Webb Road, south of Wilson Estates Parkway (1927 North Webb Road).  
Presenting Planner: Donna Goltry

17. Case No.: CUP2007-20  
Request: DP-234 Amendment #2 to Parcel 7 and 8 to increase building height to 55 feet, combine parcels and adjust parking requirements for hotel use,  
General Location: On the southwest corner of K-96 and Greenwich Road.  
Presenting Planner: Donna Goltry

18. Case No.: CUP2007-21  
Request: DP-19 Amendment #3 to allow an additional sign face area and an additional sign on Parcel 2.  
General Location: On the southeast corner of Central Avenue and Tyler Road.  
Presenting Planner: Donna Goltry

19. Other matters/Adjournment.

**John L. Schlegel, Secretary**

**Wichita-Sedgwick County Metropolitan Area Planning Commission**